178.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,700 / 754,700
					USE VALUE:	754,700 / 754,700
					ASSESSED:	754,700 / 754,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIETZ BRIAN & HEATHER
Owner 2:	
Owner 3:	
Street 1:	23 DAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COSTA MARY LOUISE -
Owner 2:	COSTA JOHN/ LIFE ESTATE -
Street 1:	23 DAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,478 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Vinyl Exterior and 2505 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7478.000	303,700		451,000	754,700
Total Card	0.172	303,700		451,000	754,700
Total Parcel	0.172	303,700		451,000	754,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.25 | /Parcel: 301.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120933

GIS Ref

GIS Ref

Insp Date 07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0003.0

!14021!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,700	0	7,478.	451,000	754,700	754,700	Year End Roll	12/18/2019
2019	101	FV	251,000	0	7,478.	451,000	702,000	702,000	Year End Roll	1/3/2019
2018	101	FV	250,400	0	7,478.	380,200	630,600	630,600	Year End Roll	12/20/2017
2017	101	FV	250,400	0	7,478.	347,900	598,300	598,300	Year End Roll	1/3/2017
2016	101	FV	250,400	0	7,478.	296,400	546,800	546,800	Year End	1/4/2016
2015	101	FV	239,400	0	7,478.	257,700	497,100	497,100	Year End Roll	12/11/2014
2014	101	FV	239,400	0	7,478.	238,400	477,800	477,800	Year End Roll	12/16/2013
2013	101	FV	239,400	0	7,478.	226,800	466,200	466,200		12/13/2012

PRINT

Date	Time
12/11/20	03:54:22

LAST REV

Date	Time
07/30/18	09:19:50

apro

14021

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA MARY LOUI	1425-55		10/22/2012		525,000	No	No		
COSTA JOHN M &	1417-4		6/1/2012	Convenience	1	No	No		
COSTA JOHN M-MA	1342-19		8/1/2007	Family	1	No	No		
	745-106		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	120933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2013	1081	Alterati	5,500	C				
5/15/1996	179	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	BS	Barbara S
2/25/2014	Info Fm Prmt	EMK	Ellen K
10/14/2008	Meas/Inspect	163	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7478		Sq. Ft.	Site		0	70.	0.86	7									451,039						451,000	

Total AC/HA: 0.17167 | Total SF/SM: 7478 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 451,039 | Spl Credit | Total: 451,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.06144190
Const Adj.:	0.99989998
Adj $ / SQ:	111.440
Other Features:	90879
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412678
Depreciation:	108947
Depreciated Total:	303731

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

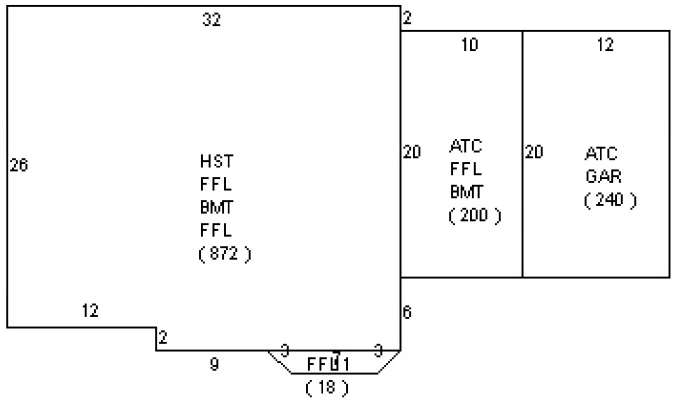
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	111.44
Special Features:	0	Val/Su Net:	78.60
Final Total:	303700	Val/Su SzAd	119.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,962	111.440	218,646
BMT	Basement	1,072	35.610	38,169
HST	Half Story	436	111.440	48,588
GAR	Garage	240	25.410	6,099
ATC	Attic	154	66.860	10,297

Net Sketched Area:	3,864			Total:	321,799
Size Ad	2552	Gross Are	4586	FinArea	2505

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	